9531 PG 345

FROM: BRUCE ZEITLIN AND
MARTIN L. ZEITLIN

TO: WILLIAM J. BROWN

THIS INSTRUMENT PREPARED BY:

WALLER LANSDEN DORTCH & DAVIS
511 UNION ST., SUITE 2100
NASHVILLE, TENNESSEE 37219-1760

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
William J. Brown	SAME	Map 131-1-J
106 Lexington Court		
Nashville, Tn. 37215		Parcel 17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $369,500.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 1994.

Notary Public

My Comm. Expires: 1/25/97

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Bruce Zeitlin and Martin L. Zeitlin, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto William J. Brown, hereinafter called "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

The property conveyed in this instrument is not the usual place of residence of the Grantors.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 106 Lexington Court, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims

of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 23rd day of November, 1994.

Bruce Zeitlin

Martin L. Zeitlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bruce Zeitlin and Martin L. Zeitlin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 1/25/97

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Lexington Green Phase 2, as of record in Plat Book 6900, page 798, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce Zeitlin and Martin L. Zeitlin, both married, as joint tenants with the right of survivorship, by deed from Juanita W. Badgett and husband, Russell Badgett, Jr., of record in Book 9287, page 332, Register's Office for Davidson County, Tennessee.

The above property is conveyed subject to the following:

1. All matters as shown on the Plan of record in Book 6900, page 798, said Register's Office.

2. Terms, conditions, easements, rights and liens as set forth in the Declaration of Easements and Restrictive Covenants for Lexington Green, Phase II, of record in Book 7700, page 476, said Register's office.

3. Sanitary sewers and/or storm drainage easement of record in Book 4286, page 809, said Register's Office.

4. Storm water detention agreement of record in Book 7598, page 989, said Register's Office.

5. Rights of others in and to the common areas.

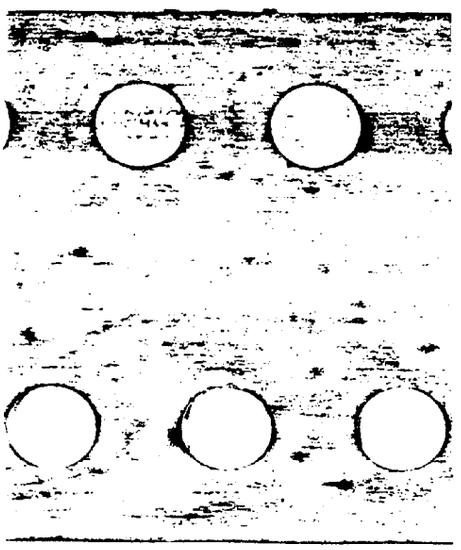
6. All matters as shown on the mortgage loan inspection report made by Campbell, McRae and Assoc. Surveying, Inc., dated November 21, 1994, File No. 100-43-7.

7937 11/29 0101 03CHECK 1380.15

12534
IDENTIFICATION REFERENCE

94 NOV 29 PM 1:51
FEE REGISTER
DAVIDSON COUNTY, TN.

cm1565
11/22/94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9531 PG 348

CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 369500.00
CON TX 1367.15
PRFEE 1.00
WDEED 12.00
TOTAL 1380.15
CHECK 1380.15

11/29/94 01 13:51 0001 7937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12534
IDENTIF. & REFERENCE

94 NOV 29 PM 1:51
REGISTER
DAVIDSON COUNTY, TN.

No. 857972